



Advancing Our Client's Vision
IMPROVING OUR WORLD

ENVIRONMENTAL IMPACT STATEMENT For

Lauriston Park Residential Development

Block 124, Lot 31

91 Rumson Road

Borough of Rumson

Monmouth County, New Jersey

Prepared for Applicant:

Yellow Brook Property Co. LLC

C/O Roger Mumford

247 Bridge Avenue

Red Bank, New Jersey 07701

Sarah Rebar-Bisaha, LLA, PP
LLA NJ License No. AS000639

January 29, 2021

FPA No. 15053.003





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1.0 EXECUTIVE SUMMARY

1) Statement of Intent

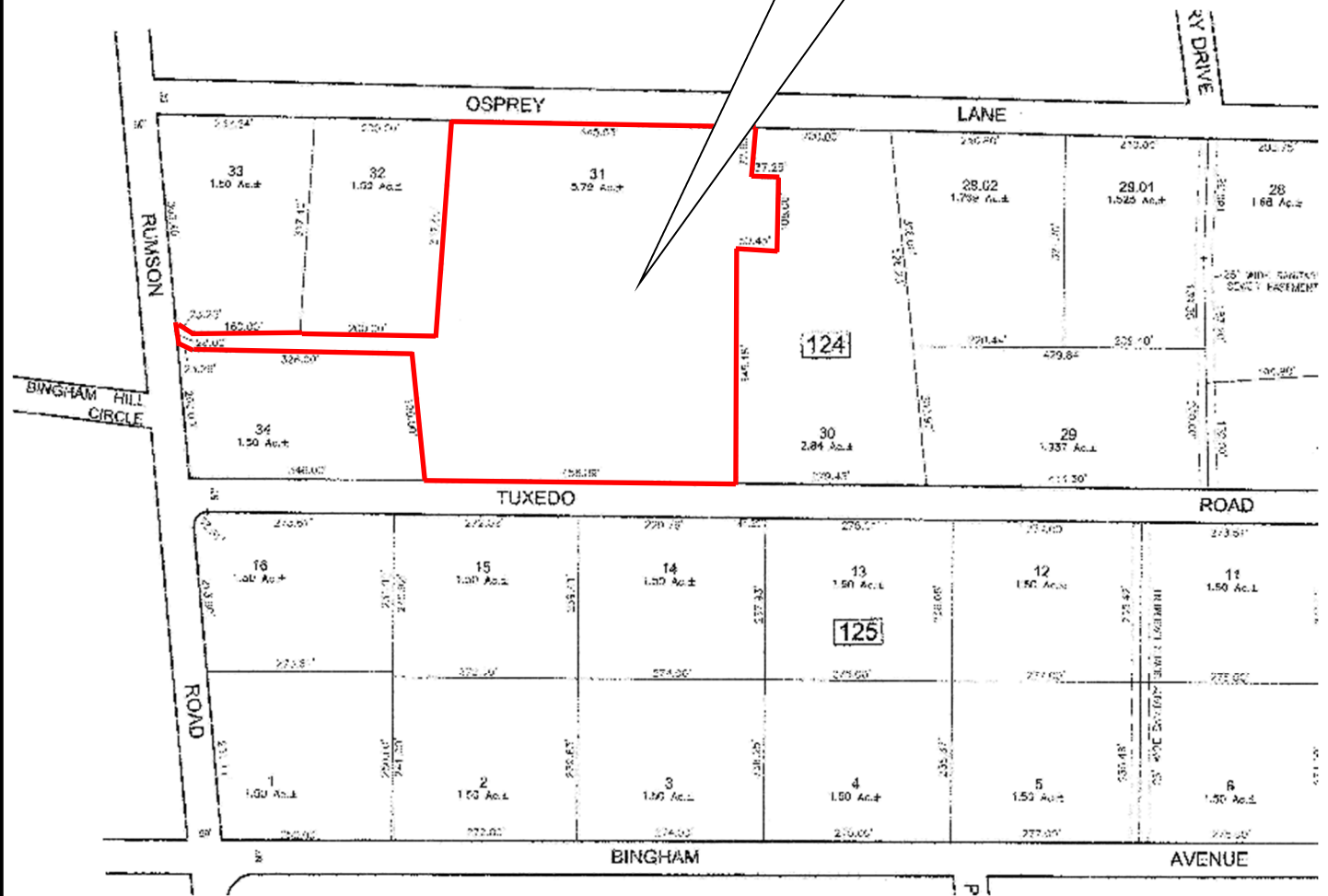
The following Environmental Impact Statement (*herein referred to as "EIS"*) has been prepared for the Lauriston Park Residential Development, 91 Rumson Road, Block 124, Lot 31, Borough of Rumson, Monmouth County, New Jersey. This EIS provides a description of the proposed project, project site inventory, an assessment of potential impacts, steps of mitigation measures and a list of required Federal, State, County, and Local approvals.

2) Project Site and Proposed Project Description

The proposed project site is known as Block 124, Lot 31 as designated on the official Borough of Rumson Tax Map No. 44 dated December 2016 revised June 2, 2017 (***See Figure 1***). The 252,683 SF (5.801 acres) parcel is located at 91 Rumson Road between Osprey Lane and Tuxedo Road. The site is currently vacant and contains an existing 2-1/2-story residential dwelling and related amenities including a stone driveway, detached garage, and landscaping walls. All existing amenities will be removed. The site is bordered on all sides by single-family residences with the Shrewsbury Bay to the southeast.

The Applicant/Owner is proposing to develop the site as a residential community to be known as ***Lauriston Park***. The community will consist of two (2) – 3-bedroom triplex units (6 units with 3-bedrooms each), two (2) 3-bedroom carriage houses (4 units with 3-bedrooms each), and two (2) 3-bedroom duplex units (4 units with 3-bedrooms each) buildings. The triplex and duplex structures are designed to resemble large “sea shore colonial” single family homes featuring gambrel and gable roof designs with significant detail. Each home will include a one (1) car attached garage. Of the fourteen (14) new homes, seven (7) will have the opportunity for secondary garages, four (4) of which are 36’ deep and function as tandems. In addition, fifteen (15) surface parking spaces are provided. Other amenities include the main internal access road off Osprey Lane, which will be constructed with pervious pavers to provide a beautiful look to the entrance, as

PROJECT LOCATION



TAX MAPS

MAP SOURCE : BOROUGH OF RUMSON TAX MAP SHEET 44



91 Rumson Road
Block 124, Lot 31
Borough of Rumson
Monmouth County, NJ

SCALE: **AS SHOWN**

DATE: **January 2021**

JOB No.: **15053.003**

DRAWING **1**



well as, an underground stormwater detention basin, four season landscaping and decorative exterior lighting.

The new residences will be serviced by public utilities including First Energy (*JCP&L*), New Jersey-American Water Company (*NJAW*), New Jersey Natural Gas (*NJNG*), Comcast Cable, and Rumson Sewer Utility. Will Serve confirmation letters have been sent and copies along with any replies can be found in **Appendix A**. Additional replies will be forwarded to the Borough upon receipt.

Please refer to the project site plans for additional details and information.

2.0 PURPOSE AND NEED FOR ACTION

The project site is zone “RR” Rumson Road Housing Zone District and was designed in accordance with the zone’s recently enacted Ordinance No 20-014 D adopted in 2020. Each home will be sold at market rate. Per the Settlement Agreement dated January 16, 2020 between the Borough of Rumson and both Yellow Brook Property Co. LLC and The Fair Share Housing Center, the owner/applicant will make a payment-in-lieu-of-construction as well as contribute the Carton Street Property which the Borough will develop as income restricted and special needs housing. In summary, “Lauriston Park” will play an integral role in providing affordable housing for the Borough of Rumson.

3.0 AFFECTED ENVIRONMENT / ENVIRONMENTAL CONSEQUENCES

1) Topography

A. Existing Conditions

The site’s topography consists of slopes generally ranging from 0% to 5%, sloping north to south. The site is relatively flat with a high point of elevation +17.4 located on the west side of the property.



B. Proposed Conditions and Assessment of Impact

The proposed development will change the topography slightly in order to accommodate the new residences and related improvements. Grading and drainage measures in accordance with the Borough of Rumson and the New Jersey Department of Environmental Protection (NJDEP) requirements will be utilized for any site improvements and will require approval from these agencies prior to the start of construction. As is typical with the development of any site, topography will be adjusted as necessary to provide proper storm drainage, however, the completed site will be similar to what presently exists. Further, approval from the Freehold Soil Conservation Service (SCS) will be required to ensure that excessive surface water runoff and erosion do not occur.

Therefore, the project meets the requirements of this section.

2) Hydrology

A. Existing Conditions

As stated, the subject site generally drains from the north to the south. It contains approximately three pockets of wetlands totaling 1.374 acres¹. Wetlands area 'A' in the north corner of the site consists of .312 acres, wetlands area 'B' in the south corner of the property consists of 1.032 acres and wetland area 'C' in the west corner of the site consists of 0.030 acres (*Refer to project site plans for locations*).

The subject site does not contain any surface water bodies and is presently unoccupied; therefore, it is not currently serviced by either sanitary or potable water.

B. Proposed Conditions and Assessment of Impact

Wetlands - A Freshwater Wetlands Letter of Interpretation from the New Jersey Department of Environmental Protection (NJDEP) confirming the location of the site's

¹ Per NJDEP Freshwater Wetlands Letter of Interpretation, October 1, 2020, see Appendix B.



wetlands and resource value was obtained on October 1, 2020 and is valid until October 2025. A copy of this letter can be found in **Appendix B** of this report. Per this correspondence, the wetlands were classified as intermediate value which carry a 50' wide transition area (buffer). None were determined as having exceptional value.

The project will require a reduction to two of the transition areas (buffers) in order to meet all setbacks, parking requirements and fire regulations in accordance with the Borough of Rumson. Compensation areas will be provided to offset the reduction to the wetland buffers by expanding the transition area along the same line as the disturbance. Permission from the NJDEP via a Freshwater Wetlands Transition Area Waiver for this work is required and will be obtained prior to the start of any work. Note that an application has been submitted to NJDEP and is currently pending.

In conclusion, as the wetland locations and classifications have been verified by the NJDEP and determined not to be of exceptional value and any areas of disturbance will be handled in accordance with NJDEP requirements and permits, this resource will not be impacted.

Stormwater - A comprehensive stormwater management system has been engineered for the project in accordance with applicable Municipal and State design standards and regulations. Generally, storm water will be carried by gravity via overland, or through a series of underground pipes to one (1) underground detention basin located in the eastern portion of the site. Water quality will be managed by the basin.² This design is subject to review and approval by both the Borough and NJDEP.

Full details of the proposed stormwater system can be found in the project's site plan documents and Stormwater Management Report.

² Source: "Preliminary and Final Major Site Plan for 91 Rumson Road, Block 124, Lot 31 Borough of Rumson, Monmouth County, New Jersey" prepared by French and Parrello Associates dated January 29, 2021.



Thus, since the proposed system has been designed in accordance with applicable storm water management standards, no impact will occur to the area from the development.

Sanitary and Potable Water Service – The development will receive sanitary sewer and potable water service via the extension of existing lines located within the Osprey Lane right-of-way. The locations and sizes of these lines have been verified and will serve letters have been sent (*See Appendix A*). Capacity to provide both services will be confirmed as part of the project’s approval. Therefore, no negative impact will occur to these resources.

3) Geology

A. Existing Conditions

The Borough of Rumson is located in the Upper Cretaceous for New Jersey and is underlain by sedimentary rocks³. The subject site has surface geological formations consisting of sand, silt, and clay.

B. Proposed Conditions and Assessment of Impact

No negative impacts are anticipated to the geological composition of the site since acceptable engineering methods in accordance with the Borough of Rumson Development Regulations will be utilized as part of the design and construction of the site improvements. Further, thorough geological exploration including test pits and percolation tests were conducted as part of the proposed development in order to confirm published information and on-site conditions. The geological exploration confirmed the site contains suitable soils for drainage and development.

Please see the Geotechnical Report prepared for the project for further information.

³NJDEP Bedrock Geological Map of New Jersey (www.state.nj.us/dep/njgs/enviroed/freedwn/psnjmap.pdf)



Therefore, since the project site contains soil suitable for the proposed development and will be designed in accordance with applicable geotechnical techniques, the project is in compliance with this section.

4) Air Quality

A. Existing Conditions

The level of air quality in the State of New Jersey is monitored on a regular basis by the NJDEP at a number of stations located throughout the State. The closest stations to the site are located at Rutgers University and Monmouth University. Since the monitoring stations in areas that are similar to the project site, it is reasonable to assume that the ambient air quality is similar as well. Monitor readings over a three (3) day period at both stations, January 24-26, 2021 indicates the subject site is within the 0-50 [Good] air quality⁴ and can be found in **Appendix C**.

B. Proposed Conditions and Assessment of Impact

The proposed construction will not cause noticeable impacts to the air quality. A minor temporary increase can be expected due to construction dust and equipment fumes but will quickly dissipate upon completion. Measures will also be implemented to minimize temporary impacts. Therefore, the project is in compliance with this section.

5) Noise

A. Existing Conditions

The existing site is currently unoccupied and does not generate any noise.

B. Proposed Conditions and Assessment of Impact

The proposed residential development will not cause noticeable impacts to the existing noise level. A minor temporary increase will occur during construction, however, the work

⁴ Obtained from the NJDEP Bureau of Air Quality Monitoring website (www.state.nj.us/dep/airmon.index.html).



will only take place during normal construction hours allowed by the Borough. Any minor noise from the new residential units upon completion will be similar to those uses surrounding them. Thus, no permanent deleterious increases in noise levels are anticipated from the proposed development upon completion and the project is in compliance with this section.

6) Biology

A. Existing Conditions

Wildlife - Per correspondence with the NJDEP for the wetlands delineation work, the NJDEP Natural Heritage Program, (**See Appendix D**), the Borough of Rumson Master Plan, a review of the New Jersey Department of Environmental Protection (*NJDEP*) Geoweb database (www.nj.gov/dep/gis/geoweb/splash.htm), as well as site observations in January 2021, the site does not contain any unique or endangered wildlife habitat. The site is also not identified as a Natural Heritage Priority Site as per the NJDEP Geoweb.

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The only wildlife sightings at the time of our visits included the grey squirrel (*Sciurus carolinensis*) and cotton tail rabbit (*Oryctolaqus cuniculus*) as well as various unidentified bird species. Scattered wildlife tracks were also observed, some of which are likely from the white tail deer (*Odocoileus virginianus*).

Vegetation – Since the site is unoccupied, the former lawn areas contain volunteer species consisting largely of grasses and broad leaf weeds. The wooded/wetland areas contain species including Maple (*Acer*) and Oak (*Quercus*). A landscape buffer along Tuxedo Road that was installed as part of the former residence consists largely of White Pine (*Pinus Strobus*) as well as a mix of deciduous and evergreen trees. A second one exists along Osprey Lane and consists of a variety of trees including Norway Spruce (*Picea abies*), Norway Maple (*Acer platanoides*), Pin Oak (*Quercus palustris*), Blackgum (*Nyssa sylvatica*), Red Maple (*Acer rubrum*), and Red Cedar (*Juniperus virginiana*).



B. Proposed Conditions and Assessment of Impact

Wildlife - The bulk of the proposed project will be placed in the areas where the existing 2 1/2-story dwelling and amenities are located. The wetlands, where the majority of wildlife most likely occupies, will remain undisturbed throughout the property. The wildlife habitat will be reduced in the open areas, however it is not unique or unusual to Monmouth County.

Vegetation - The existing lawn areas and portions of interior trees will be removed in order to allow for the new development. The applicant intends to minimize disturbance and removal of the site's trees as much as possible. Tree protection fencing will be installed around any trees to remain prior to the start of construction in order to further ensure no disturbance will occur. Further, the new development design includes new landscaping that will provide four-season interest. The proposed plant materials also largely indigenous/native to the area and deer resistant.

Thus, the biology of the site will not be impacted and the project complies with this section of the EIS.

7) Socioeconomic

A. Existing Conditions

The Borough of Rumson is comprised of approximately seven (7) square miles and had a 2019 estimated population of approximately 6,714 citizens⁵. Monmouth County contains approximately 665.17 square miles and had a 2019 population of approximately 618,795 citizens⁶. As of 2019, Monmouth County has a labor force of approximately 333,967 citizens and an unemployment rate of 2.6%⁷

⁵ Source: United States Census Bureau (www.census.gov)

⁶ Source: United States Census Bureau (www.census.gov)

⁷ Source: United States Census Bureau (www.census.gov)



B. Proposed Conditions and Assessment of Impact

Since the proposed development will consist of 14 units with 3 bedrooms, it can be estimated that the project will add approximately \pm 30-35 new citizens to the Borough. This addition is small in size in comparison to the overall population of Rumson and Monmouth County (0.521% and 0.006% respectively), therefore it is reasonable to assume that it will have a minimal impact on the region. Borough facilities such as schools, garbage collection, and recreation are all available for any new citizens who move into the proposed development.

8) Transportation

A. Existing Conditions

The project site will be accessed via Osprey Lane. Osprey Lane is located near major roadways including State Highway Route 35 and 36, the Garden State Parkway, as well as various county roads.

B. Proposed Conditions and Assessment of Impact

Since the site is presently unoccupied, an increase in traffic is expected upon development. However, based upon the traffic studies performed in conjunction with the project, the existing road network can adequately handle the traffic generated by the proposed development and no impact will occur.

Please refer to the Traffic Study prepared by Miskovich Consulting Engineering for a detailed discussion of this requirement.

Thus, no negative impacts are anticipated to this resource from the proposed development.



9) Energy

A. Existing Conditions

The existing site is currently unoccupied and does not receive any service. Existing overhead electrical transmission lines are present along Osprey Lane.

B. Proposed Conditions and Assessment of Impact

Will Serve Letter requests have been sent to the site's energy providers and service confirmation will be obtained as part of the project's approval. Copies of these letters confirming service availability can be found in **Appendix B** of the report.

Wherever feasible current energy saving technology will be utilized and energy and resource conservation devices will be employed such as the use of dimmable LED lights for the exterior site lighting, high efficiency heating and cooling systems and double hung windows. Thus, the development will not create any negative impacts to the area and complies with this section.

10) Land Use

A. Existing Conditions

As stated, the site is currently unoccupied and is contained within the "RR" Rumson Road Housing Zone District. As also previously stated, the property is currently developed as single-family residence with related amenities including a stone driveway, detached garage, and other site amenities. It was previously zoned "R-1" Single Family Residential.

B. Proposed Conditions and Assessment of Impact

As stated, the property has been re-zoned to the "RR" Rumson Road Housing Zone District. The zone permits a residential development consisting of triplex and carriage home dwellings, with a maximum of 16 dwelling units. The proposed development calls for six (6) structures, consisting of a mix of triplex, duplex and carriage type dwellings with



a total of 14 units and thus conforms to the zoning criteria as set forth by the Borough of Rumson. In addition, the architectural design of each structure will be similar in style and appearance to the architectural styles surrounding the project site.

Thus, since the project is consistent with the surrounding land use and zone, it meets this section's requirements.

11) Archaeology and History

A. Existing Conditions

91 Rumson Road is registered with the national Historic Registry and the Rumson Historical Commission.

B. Proposed Conditions and Assessment of Impact

The property has been identified to be historic. However, the Applicant/Owner, who has repurposed many homes in the past including most recently Fortune Square in Red Bank, has indicated that his investigative due diligence review found the structure to be in grave disrepair due to many years of neglect by the prior owner. Major elements, including important structural components, would need to be demolished and rebuilt, which would take away from its historic identification. These findings were further confirmed by the Applicant/Owner's Cultural Resource consultants, Hunter Research, Inc.

It should be noted that, if feasible, the Applicant/Owner will preserve any historical elements located on the property. The name of the proposed project, "Lauriston Park" has also been chosen in recognition of the property's history.

Thus, for these reasons and since the Borough has identified this property, as well as another parcel in the Borough, as part of a Fair Share Housing Settlement agreement relating to its affordable housing obligation, the project is in compliance with this



section.

12) Aesthetics

A. Existing Conditions

As noted, the existing site is an unoccupied single-family lot with related amenities that have fallen in disrepair. The amenities are not visible from the roadway due to the existing trees along the property line.

B. Proposed Conditions and Assessment of Impact

No negative impacts to the area's aesthetic appearance will occur from the proposed development primarily since the applicant plans to retain as many existing trees as possible and supplement with new vegetation that is largely indigenous to the area and will provide four-season interest. Further, the new community will feature residential buildings with traditional themed facades similar in appearance to the surrounding single family home community, complimented by substantial landscaping, new lighting, and decorative pavers. All the proposed elements will blend harmoniously with the surrounding area. A homeowner association ("HOA") will ensure consistent maintenance and upkeep and thus provide an attractive appearance.

4.0 DISCUSSION OF SHORT AND LONG TERM IMPACTS

Any proposed construction will have short and long term impacts associated with it. Effort will be made to minimize all impacts from the development which may include the following:

1. **Short Term:** Short-term impacts are those associated with the site preparation and construction of the proposed project. Once the project has been completed, these will no longer be of consequence. The short-term impacts may include:
 - a) Construction Traffic – There will be an increase in traffic including heavy construction vehicles. Construction traffic will be routed along roadways with the most direct route to the site during daytime hours of the working



week. The Rumson Road driveway will serve as a secondary construction entrance to minimize impacts to Osprey Lane.

- b) Noise – Construction noise will be mitigated by properly selecting construction equipment and through the use of noise muffling devices. Construction operations will be limited to normal working hours. On and off site vegetation to remain will also buffer some of the construction noise to the surrounding residences.
- c) Erosion and Sedimentation – There will be an increased susceptibility to soil erosion and sedimentation due to surface water runoff. This will be mitigated by implementing the proper Soil Erosion and Sediment Control Plan and Procedures.

2. Long Term: The long-term impacts are those that may occur with the final development and occupation of the development. The primary long-term impacts and their mitigative measures could include:

- a) Water Quality – Will be slightly impacted due to increased pollutant loading associated with parking areas and cars, e.g., gasoline, oil drippings, and road salt. The proposed water quality control plan and measures proposed will minimize the loading. In addition, since a great deal of the site will be planted with grass and landscaped, a substantial portion of the pollutants will be removed through natural filtration.
- b) Air Quality – There will be some increase in pollution due to resident vehicles, however, there will not be any overall impact or degradation on air quality in comparison to the other uses in the surrounding area.
- c) Vegetation – Most of the existing site vegetation where the project will be built in the developed area of the site consists of lawn with scattered trees. The wooded wetlands and buffer areas will remain largely undisturbed. As discussed and as per the project's Landscape Plans, the Owner/Applicant



will provide new landscaping that will greatly enrich and improve the aesthetics of the project site and include a variety of deciduous, evergreen, and ornamental trees, shrubs, and groundcovers with year round interest and color. Wherever possible, native, deer resistant species have been utilized.

- d) Population and Socio Economics – Since the site is unoccupied, there will be no displacement of farms, people, or businesses. The population of the Borough of Rumson will be increased, therefore, the demand for services will also increase. However, since the project size is small in comparison to the size of the Borough, the increases will be minimal. Therefore, it is reasonable to assume that there is sufficient capacity within the Borough services to handle the projected increase.

The increased population will provide a proportionate increase in the Borough of Rumson tax base and may provide employment opportunities at the local businesses.

- e) Off Site Impacts – Because of its small size, the proposed development will not have any impact to any off-site or off-tract areas. The Owner/Applicant will comply with all applicable rules, regulations, standards, and procedures that regulate the development of this type of community.

5.0 ALTERNATIVES INCLUDING PROPOSED ACTION

A. Alternative Location, Processes, or Methods

The subject property is well suited for the project in terms of size and location and has been zoned for the proposed use. It is also ideal in terms of existing infrastructure, and support services and will be constructed in accordance with all applicable guidelines and regulations. There is no alternative location better suited to the project in the vicinity that is available to other developer.



B. Alternative Design Configurations

Various design layouts were considered for the proposed development. The proposed layout was determined to best suit the property constraints and meet environmental objectives while satisfying the overall goals of the project and that of the Borough's Ordinance. In addition, the proposed design is below the allowed maximum density reduced density for the current zone.

C. No Build

The no-build alternative was not considered a viable option due to the property zoning, and the property owner's desire to develop the parcel as part of an affordable housing plan in order to assist the Borough in devising a solution for their affordable housing plan. Further, postponement of the project would require a greater capital outlay in the future, thus, postponing the project is not considered to be a feasible option.



6.0 LIST OF AGENCIES HAVING JURISDICTION

A. Local

Borough of Rumson Planning Board – Preliminary and Final Major Site Plan

B. County

Monmouth County Planning Board

Freehold Soil Conservation District

C. State

New Jersey Department of Environmental Protection – Transition Area Waiver



7.0 PREPARER'S QUALIFICATIONS

Sarah Rebar Bisaha, ASLA, LLA, PP

Senior Landscape Architect/Planner

Education

BS in Landscape Architecture – Rutgers University

Master Level Coursework, Urban Planning – Rutgers University

Registrations/Licenses

Licensed Landscape Architect – NJ

Registered Landscape Architect – NY

Professional Planner - NJ

Professional Affiliations

American Society of Landscape Architects

New Jersey Recreation and Parks Association

Ms. Rebar Bisaha has over 25 years of experience in recreational, educational, urban, transportation, residential, and commercial design for both public and private entities. She is fully versed in site analysis, conceptual and final design, construction document preparation, computer aided and hand graphic rendering presentations, and project site supervision. She has working knowledge of the many regulations that govern site design in New Jersey and the surrounding region at the local, county and state level including municipal ordinances, Residential Site Improvement Standards (RSIS), CAFRA, Pinelands, and NJDEP standards and has provided expert testimony for various applications in both New Jersey and New York.

In addition, Ms. Rebar Bisaha has also been involved in the preparation of environmental impact statements, and federal and state grant applications and permits such as S.B.A. (Small Business Association) Tree Grants, CAFRA and Green Acres for many municipalities throughout the region. She has developed a comprehensive understanding of the regulatory and physical constraints that affect the development of a property and has assisted in obtaining regulatory approvals from various Municipal, County, State and Federal agencies including:

- Local and County Planning and Zoning Boards
- NJDEP Bureau of Land Use Regulation including CAFRA,
- Army Corps of Engineers
- Pinelands Commission.

Ms. Rebar Bisaha is also a co-author of the “New Jersey Model Site Plan Ordinance” which was written in conjunction with the Rutgers University Center for Urban Policy Research. This publication served as a template in the development of the New Jersey “Residential Site Improvement Standards” NJAC 5:21 which governs residential project design in the Garden State.

Ms. Rebar Bisaha has also served as an Adjunct Professor for the Rutgers Landscape Architecture Department teaching Senior Level Design and Construction classes.



8.0 APPENDICES

Appendix A

Will Serve Letters



Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

David M. Marks, PE, CME, CFM
Borough Engineer
office 732.842.3300
fax 732.219.0714
dmarks@rumsonnj.gov

February 19, 2020
Via Mail & Email (Brian.Decina@fpaengineers.com)

Brian R. Decina, P.E., C.M.E.
Senior Vice President, Site Engineering
French & Parrello Associates
1800 Route 34, Suite 101
Wall, New Jersey 07719

**Re: Utility Will Serve Request – Sanitary Sewer
91 Rumson Road
Block 124, Lot 31**

Mr. Decina,

I am in receipt of your February 6, 2020 letter requesting utility service confirmation for the redevelopment of the above referenced property. I have enclosed reduced sized copies of the original construction documents prepared by Havens and Emerson Consulting Engineers for the South Central Sewers Contract No. 6, dated June 1971 (full size .PDF format scans will be emailed to your attention). Based on the available mapping, I can confirm that sanitary sewer infrastructure is present on Rumson Road, Tuxedo Road and Osprey Lane. At this time, I do not have sufficient information to confirm there is adequate downstream capacity in the sanitary sewer pipe conveyance network or pump station infrastructure to accommodate the proposed development at the property. As you may be aware, the Borough experiences seasonal periods of significant groundwater infiltration which burdens our sanitary sewer infrastructure resulting in nearly double our typical daily discharge.

At a minimum, I will need the following information to begin determining available sanitary sewer capacity:

1. Daily sewer demand for the proposed multi-family development.
2. Proposed sanitary sewer utility connection point.
3. As-built sanitary sewer information for pipe network immediately downstream of connection point. The scope of this information should be discussed once the point of connection is confirmed.
4. Peak flow observation in coordination with Rumson Department of Public Works. The dates and times of this investigation should be discussed.
5. I reserve the right to request additional information based on the findings from above, which may include but not be limited to downstream system modelling and build-out analysis.

Please contact me at your earliest convenience to discuss the points herein and to schedule an on-site investigation with Borough Staff.

Sincerely,

David M. Marks, P.E., C.M.E., CFM
Borough Engineer

Cc: Tom Rogers, Municipal Clerk/ Administrator
Mark T. Wellner, Superintendent of Public Works

RECEIVED

FEB 24 2020

French & Parrello Associates

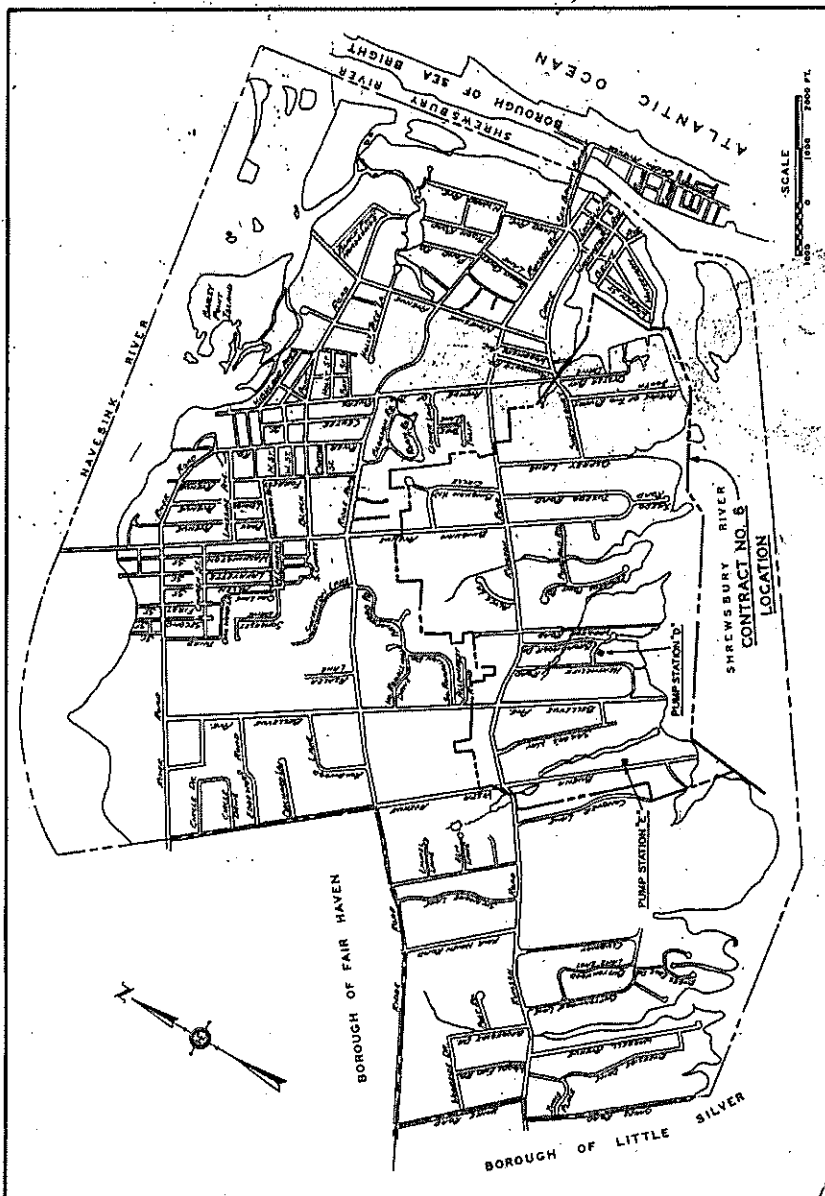
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BOROUGH OF RUMSON
MONMOUTH COUNTY, NEW JERSEY
SEWER SYSTEM

SOUTH CENTRAL SEWERS

CONTRACT NO. 6

JUNE, 1971



MAYOR

JOHN O. TEETER

PRESIDENT OF THE COUNCIL

W. DINSMORE BANKS

MEMBERS OF THE COUNCIL

W. DINSMORE BANKS

JOHN H. DILL

ALAN L. DUKE

LAWRENCE R. MALONE

FRANCIS E. P. MCCARTER

WILLIAM J. MINERS

OFFICERS

ALBERT A. KERR, JR.
BUSINESS ADMINISTRATOR AND CLERK

WILLIAM R. BLAIR, JR.
ATTORNEY

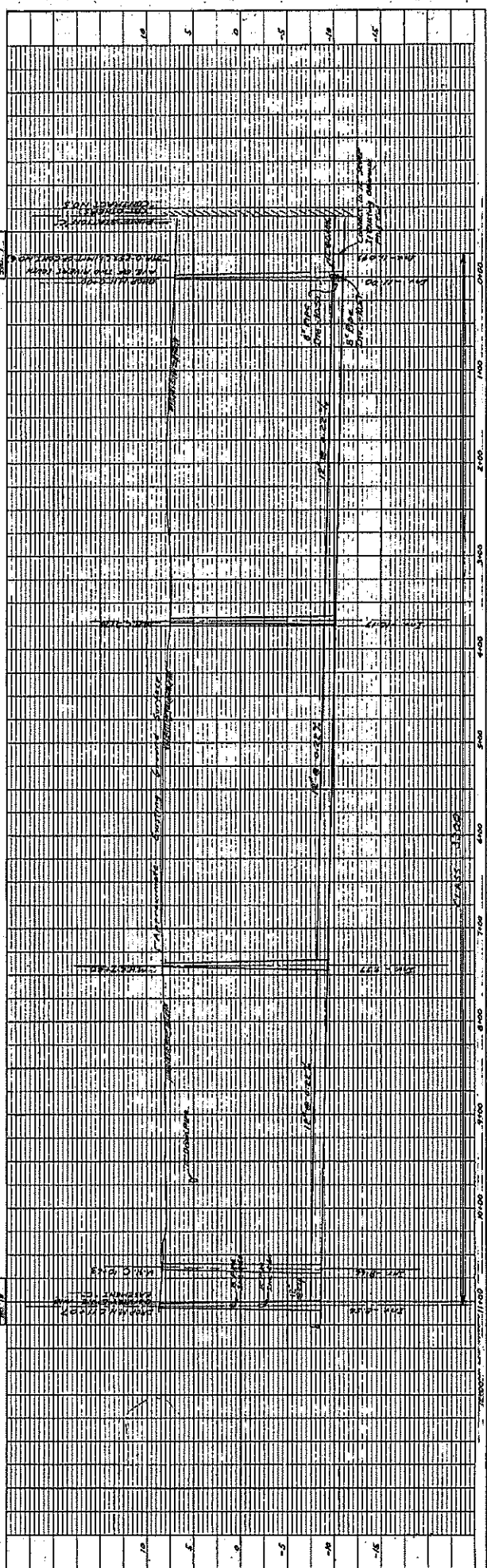
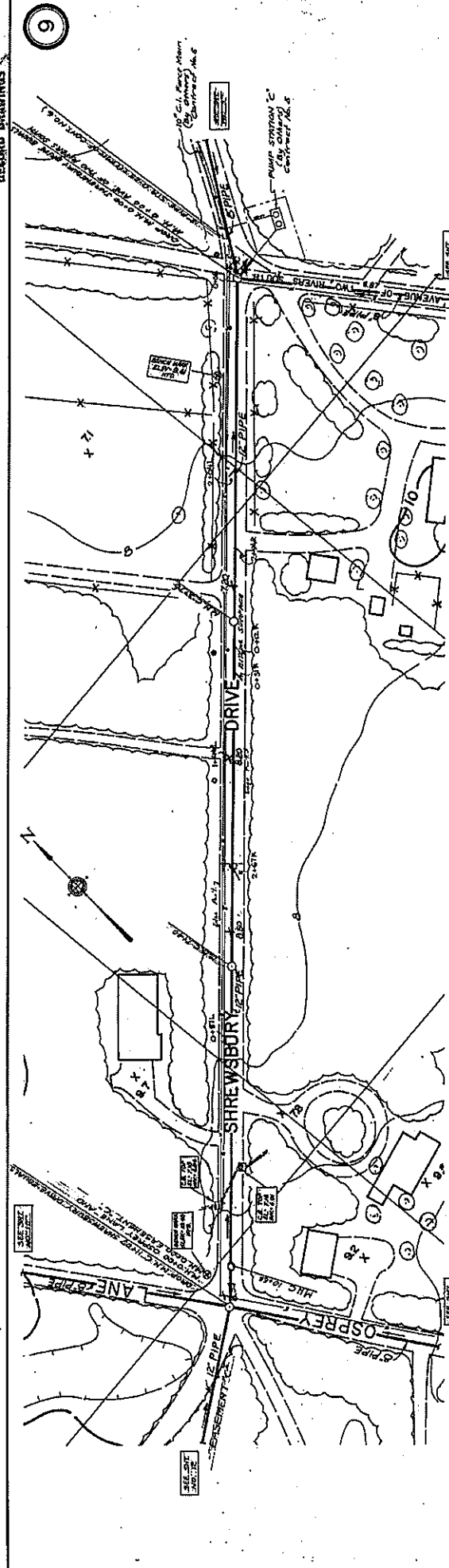
THOMAS P. SANTRY
ENGINEER

HAVENS AND EMERSON LTD.

CONSULTING ENGINEERS

NEW YORK EAST PATERSON CLEVELAND

9



NO.	DATE	BY	CHECKED BY
1	1940-6-9	J. H. HAYDEN	J. H. HAYDEN
HAYDEN & EMERSON, LTD. ENGINEERS 100 N. 10TH ST. PHILADELPHIA, PA.			

SHREWSBURY DRIVE
SECTION C
PROFILE

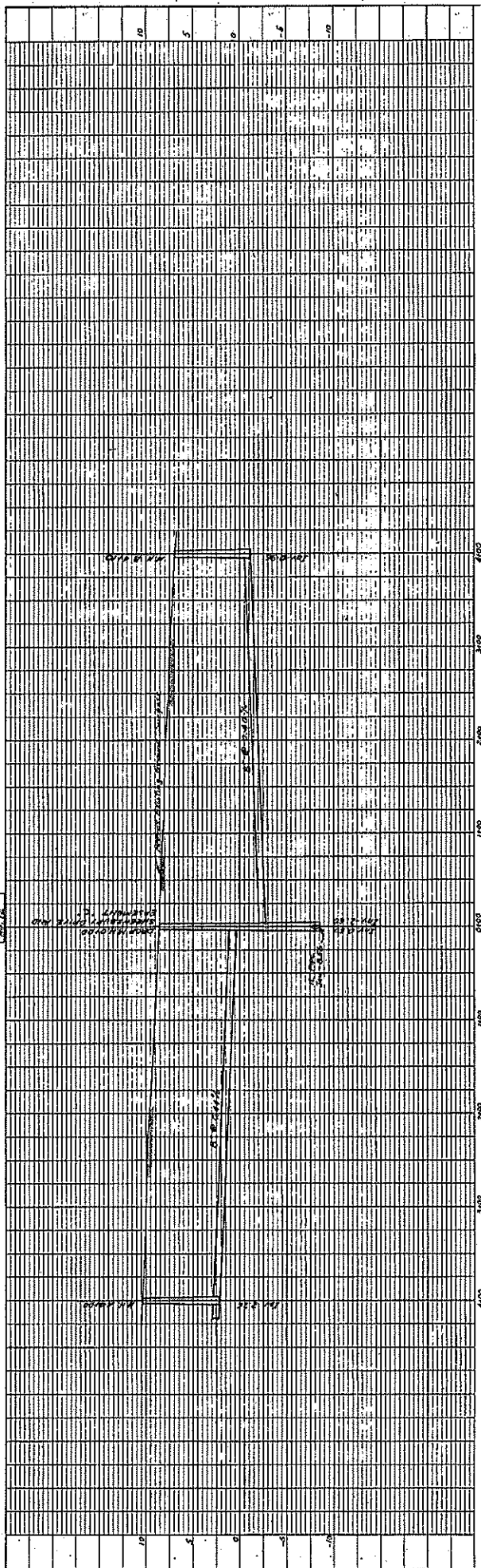
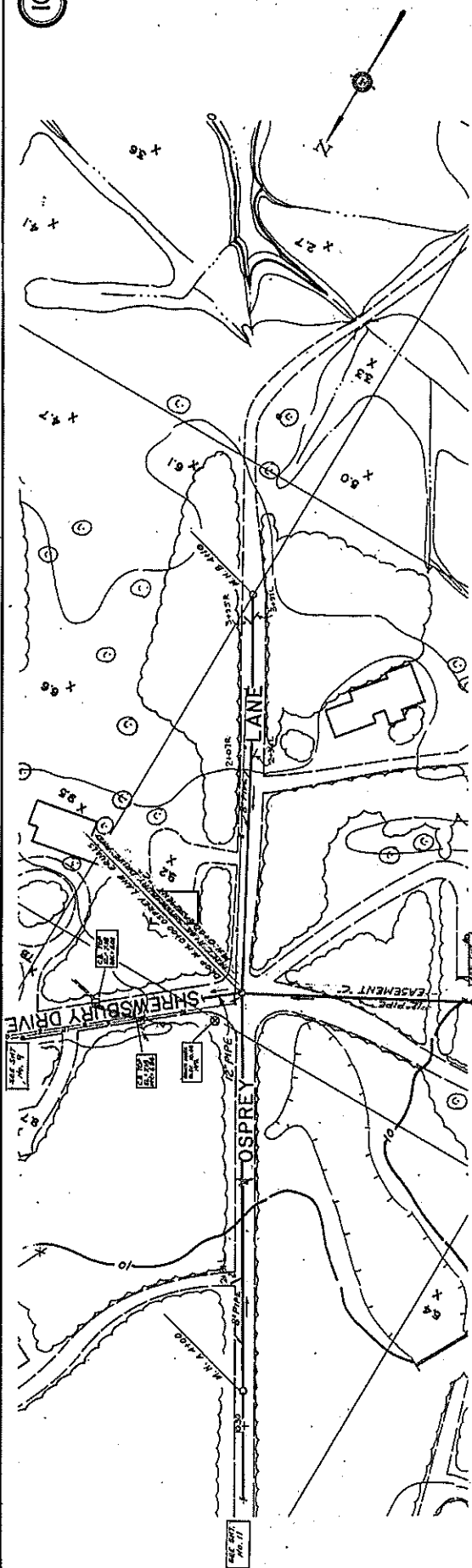
BOROUGH OF RUMSON
MONMOUTH COUNTY, NEW JERSEY
SEWER SYSTEM
SOUTH CENTRAL SEWERS
CONTRACT NO. 6

SHREWSBURY DRIVE

SCALE: HORIZ. 1"=50' VERT. 1"=5'

JUNE, 1941

10



DATE	BY	CHECKED	APPROVED
9-10-10	J. J. J.	J. J. J.	J. J. J.
DRAWN BY: J. J. J. CHECKED BY: J. J. J. APPROVED BY: J. J. J. J. J. J. & SONS, INC. NEW YORK, N.Y.			

OSPREY LANE
PROFILE

SECTION B

SECTION A

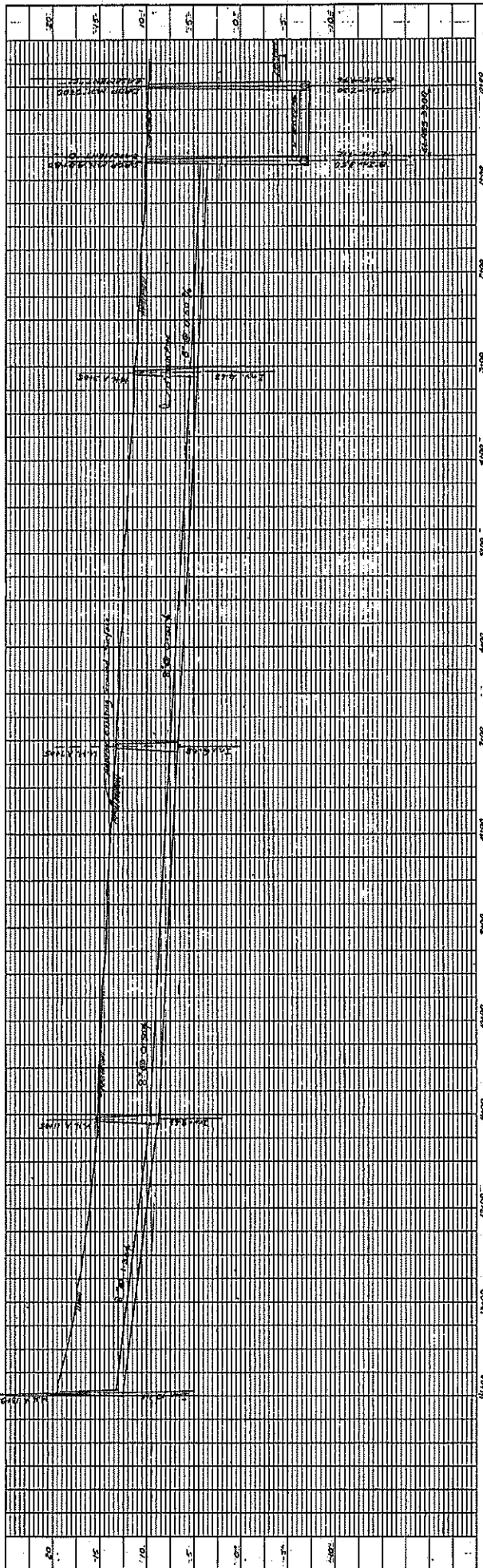
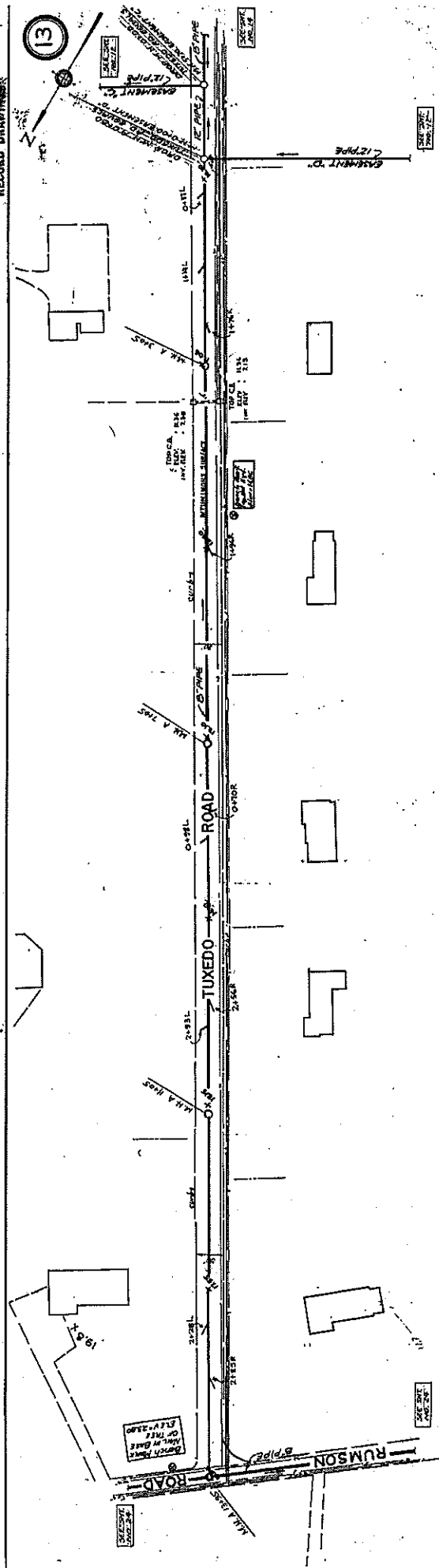
BOROUGH OF RUMSON
MONMOUTH COUNTY, NEW JERSEY
SEWER SYSTEM
SOUTH CENTRAL SEWERS
CONTRACT NO. 8

OSPREY LANE

SCALE: HORIZ. 1"=50' VERT. 1"=5'

JUNE, 1971

RECORD DRAWING



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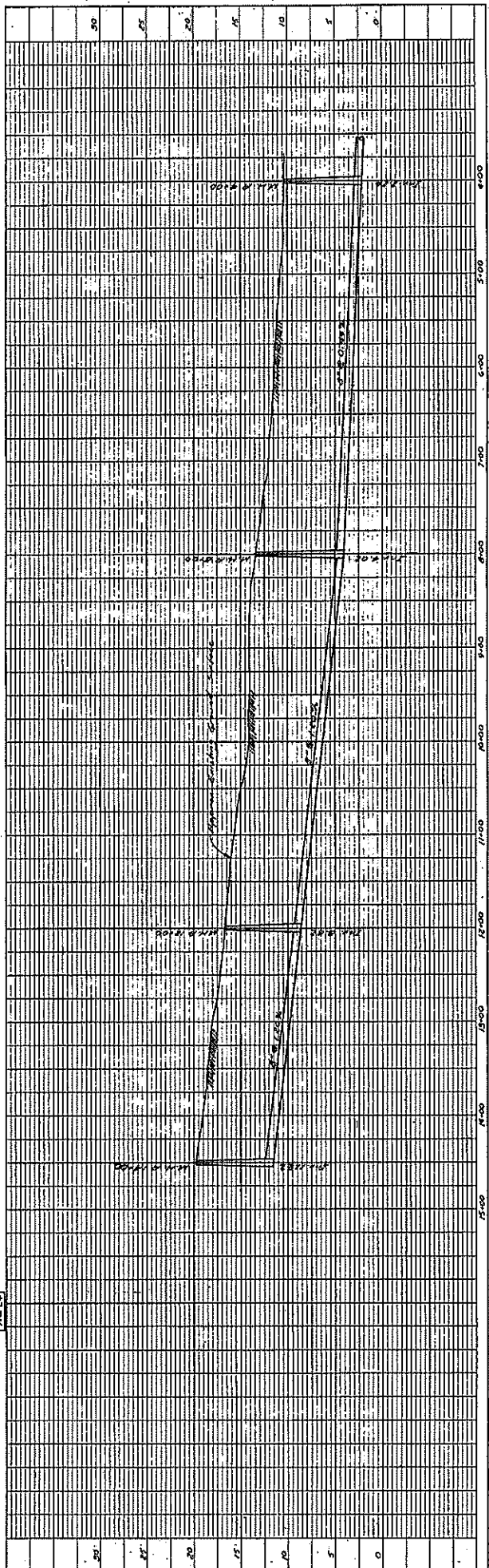
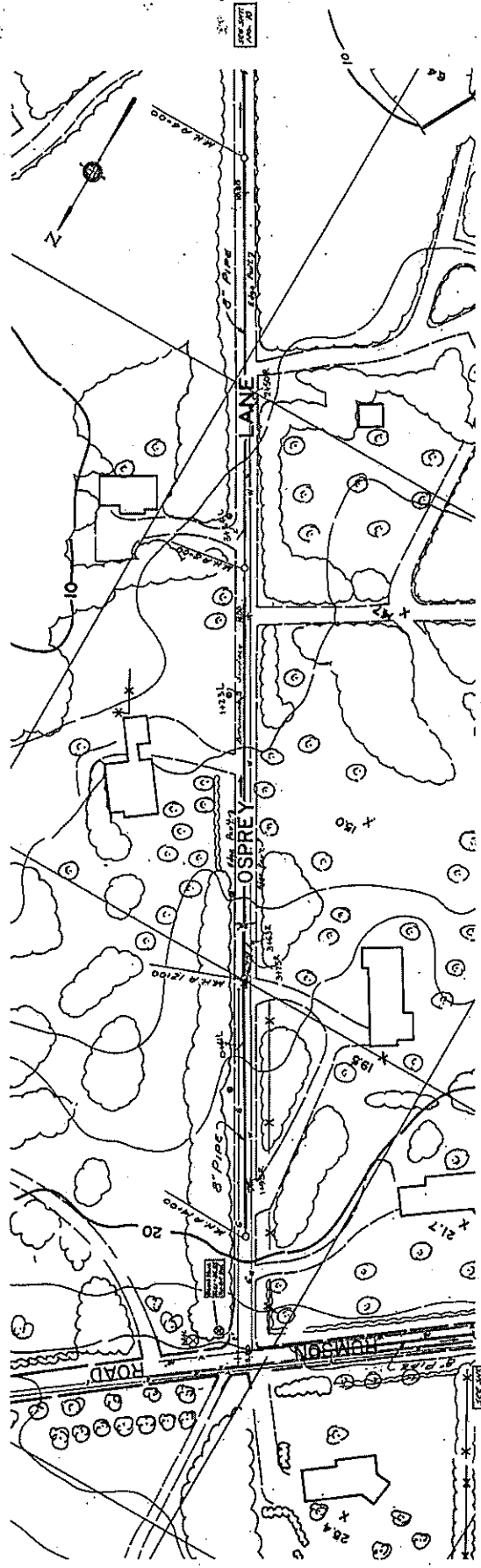
TUXEDO ROAD
SECTION A
PROFILE

BOROUGH OF RUMSON
MONMOUTH COUNTY, NEW JERSEY
SEWER SYSTEM
SOUTH CENTRAL SEWERS
CONTRACT NO. 8
TUXEDO ROAD

SCALE: HORIZ. 1" = 60' VERT. 1" = 5'

JUNE, 1971

11



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BOROUGH OF RUMSON
MONMOUTH COUNTY, NEW JERSEY
SEWER SYSTEM
SOUTH CENTRAL SEWERS
CONTRACT NO. 5
OSPREY LANE

OSPREY LANE
SECTION A
PROFILE

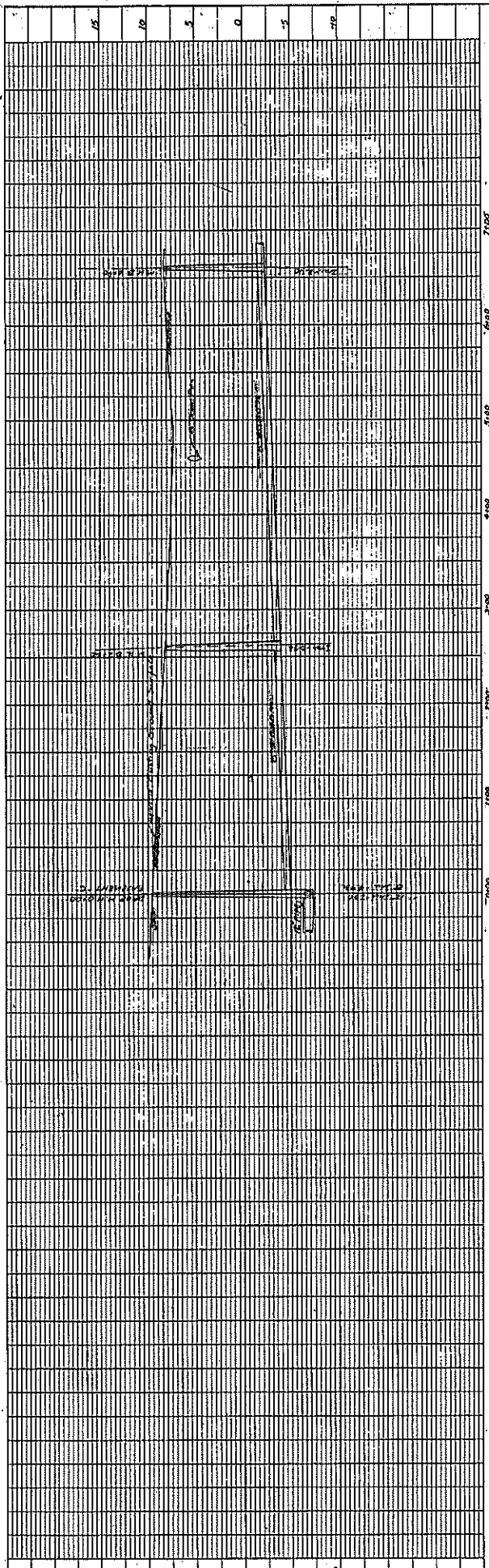
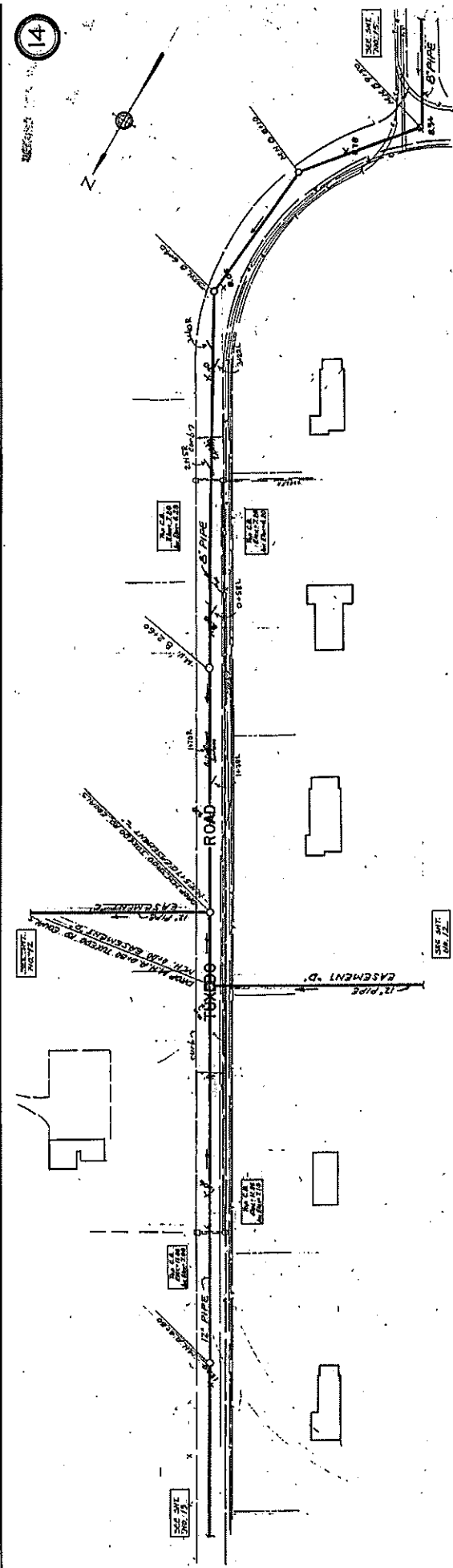
SCALE: HORIZ. 1"=50' VERT. 1"=5'

JUNE, 1971

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TUXEDO ROAD
SECTION B
PROFILE

BOROUGH OF RUMSON
MONMOUTH COUNTY, NEW JERSEY
SEWER SYSTEM
SOUTH CENTRAL SEWERS
CONTRACT NO. 6
TUXEDO ROAD

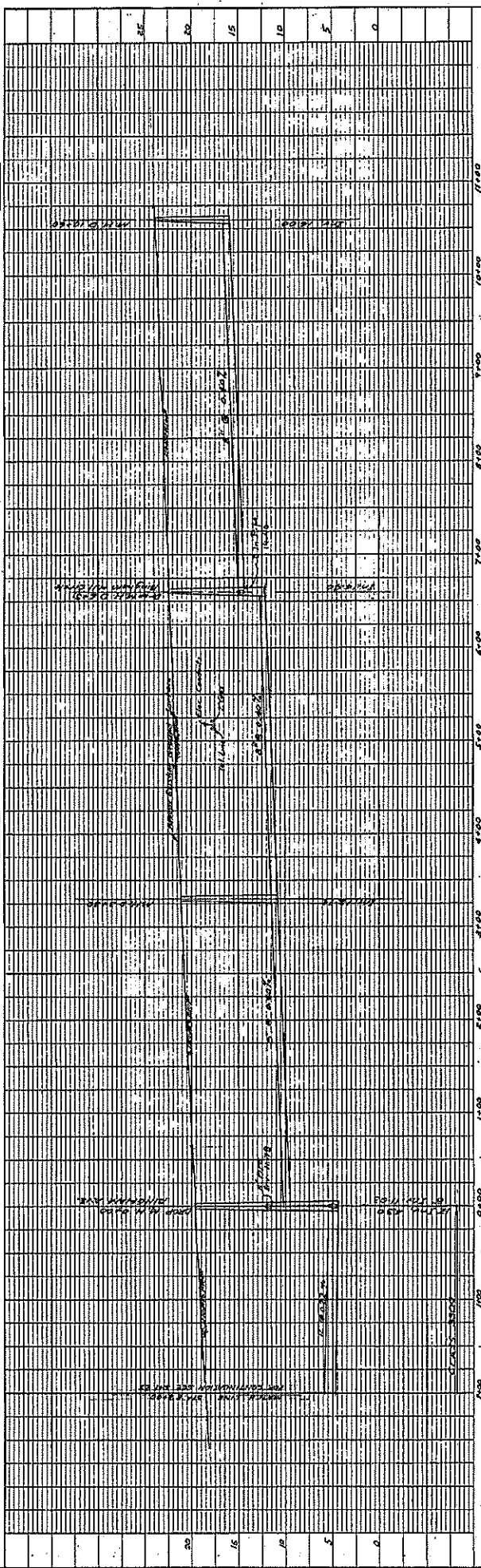
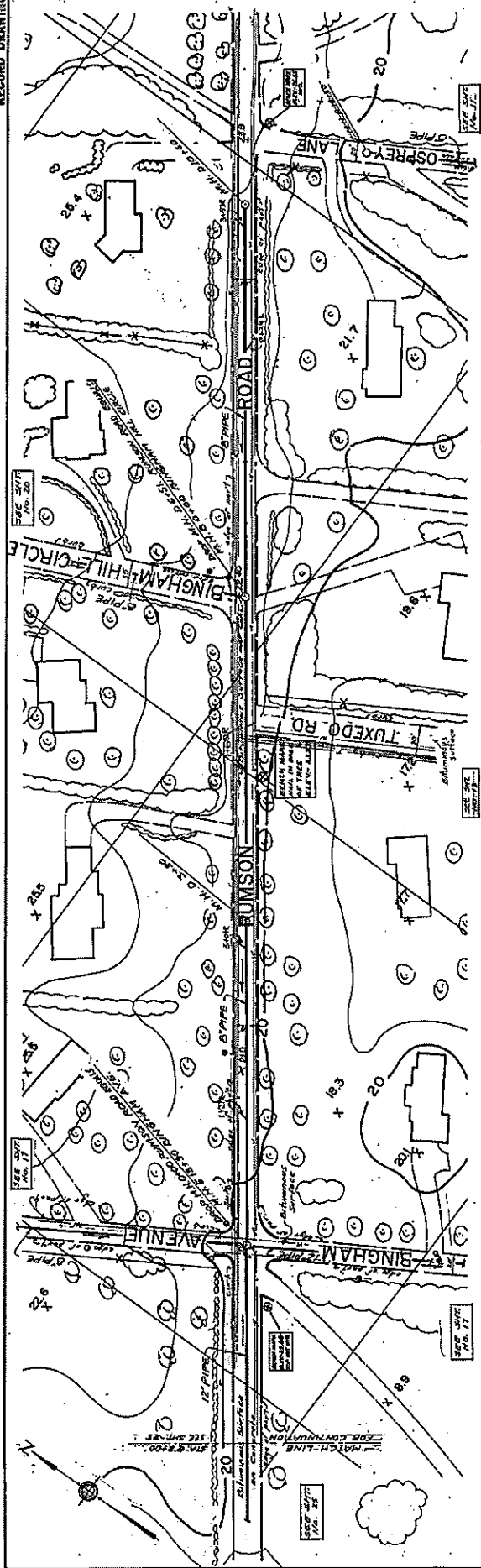
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JUNE, 1971

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NO.	DESCRIPTION	DATE	BY
1	AS SHOWN		

DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 APPROVED BY: J. J. JONES
 HAYES & HAYES, INC.
 NEW YORK, N.Y.

RUMSON ROAD

SECTION D

SECTION E

PROFILE

BOROUGH OF RUMSON
 MONMOUTH COUNTY, NEW JERSEY
 SEWER SYSTEM
 SOUTH CENTRAL SEWERS
 CONTRACT NO. 6

RUMSON ROAD

SCALE: HORIZ. 1"=50' VERT. 1"=5'

JUNE, 1971



Gary M Eicken
Specialist 2, Construction
403 South Street, Eatontown, NJ
07724
Gary_eicken@cable.comcast.com

January 29, 2021

Brian R Decina
French and Parrello Associates
1800 Route 34, Suite 101
Wall, NJ 07719

Re: **Utility Will-Serve
91 Rumson Rd
Block 124, Lot 31
Borough of Rumson, Monmouth County, NJ**

Dear Mr. Decina:

Comcast (the "Company") agrees to provide cable television service to 91 Rumson Rd, Rumson, NJ Block 124, Lot 31 in accordance with the Federal Communications Commission ("FCC") rules and regulations, 47 C.F.R. Subsection 76.1 et seq.; and the Cable Communications Policy Act, 47 U.S.C. Section 521 et seq., as amended; the Cable Television Act.

The Company requests prior written or electronic notification of the any pre-construction meetings and start of any construction. Please contact **(Gary Eicken)** at **(732)-299-2958**.

Any construction required to provide service to the above facility shall be performed in accordance with the Company's line extension policy, and at tariffed rates for standard and non-standard installations upon execution of a mutually agreed upon Installation and Service Agreement.

Yours truly,

Gary M Eicken

Gary M Eicken
Specialist 2, Construction



Corporate Office
1800 Route 34, Suite 101, Wall, New Jersey 07719

Regional Offices
King of Prussia, Pennsylvania
Bethlehem, Pennsylvania
Hackettstown, New Jersey
Camden, New Jersey
Newark, New Jersey
New York, New York
Atlanta, Georgia

Via Certified Mail
January 26, 2021

Jersey Central Power & Light Co.
101 Crawfords Corner Road #1-511
Holmdel, New Jersey 07733

Re: Utility Will-Serve Request
91 Rumson Road
Block 124, Lot 31
Borough of Rumson, Monmouth County, New Jersey
FPA No. 15053.003

Dear Sir or Madam,

Please find this letter as a request for utility service confirmation for the proposed development of the above referenced properties.

The property is located at 91 Rumson Road in the Borough of Rumson. The property is currently developed and includes a single-family dwelling. The proposed development will include a total of 14 three-bedroom units distributed amongst six proposed buildings.

We are requesting that your office confirm that service is available, and the system has adequate capacity to handle the proposed development.

We have enclosed a copy of the Borough tax map identifying the subject property as well as a copy of the conceptual development plan.

Thank you in advance for your assistance on this matter. If you have any questions, please feel free to contact me.

Very truly yours,

FRENCH & PARRELLO ASSOCIATES, PA

A handwritten signature in blue ink, appearing to read 'B. Decina', is written over the typed name and title.

Brian R. Decina, P.E., CME
Senior Vice President, Site Engineering
Brian.Decina@fpaengineers.com
Enclosures



Corporate Office
1800 Route 34, Suite 101, Wall, New Jersey 07719

Regional Offices
King of Prussia, Pennsylvania
Bethlehem, Pennsylvania
Hackettstown, New Jersey
Camden, New Jersey
Newark, New Jersey
New York, New York
Atlanta, Georgia

January 26, 2021

New Jersey Natural Gas Company

1415 Wyckoff Road
Wall, New Jersey 07719

Re: Utility Will-Serve Request
91 Rumson Road
Block 124, Lot 31
Borough of Rumson, Monmouth County, New Jersey
FPA No. 15053.003

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Brian R. Decina, P.E., CME
Senior Vice President, Site Engineering
Brian.Decina@fpaengineers.com
Enclosures



Corporate Office
1800 Route 34, Suite 101, Wall, New Jersey 07719

Regional Offices
King of Prussia, Pennsylvania
Bethlehem, Pennsylvania
Hackettstown, New Jersey
Camden, New Jersey
Newark, New Jersey
New York, New York
Atlanta, Georgia

January 26, 2021

Verizon, NJ C/O Duff & Thelps
PO Box 2749
Addison, Texas 75001

Re: Utility Will-Serve Request
91 Rumson Road
Block 124, Lot 31
Borough of Rumson, Monmouth County, New Jersey
FPA No. 15053.003

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Brian R. Decina, P.E., CME
Senior Vice President, Site Engineering
Brian.Decina@fpaengineers.com
Enclosures



Corporate Office
1800 Route 34, Suite 101, Wall, New Jersey 07719

Regional Offices
King of Prussia, Pennsylvania
Bethlehem, Pennsylvania
Hackettstown, New Jersey
Camden, New Jersey
Newark, New Jersey
New York, New York
Atlanta, Georgia

Via Certified Mail
January 26, 2021

New Jersey-American and Water Company
661 Shrewsbury Avenue
Shrewsbury, New Jersey 07702

Re: Utility Will-Serve Request
91 Rumson Road
Block 124, Lot 31
Borough of Rumson, Monmouth County, New Jersey
FPA No. 15053.003

Dear Sir or Madam,

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Very truly yours,

FRENCH & PARRELLO ASSOCIATES, PA

A handwritten signature in blue ink, appearing to read 'B. Decina', is written over the printed name and title.

Brian R. Decina, P.E., CME
Senior Vice President, Site Engineering
Brian.Decina@fpaengineers.com
Enclosures

Appendix B
Freshwater Wetlands Letter of Interpretation



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CATHERINE R. McCABE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

Roger Mumford
247 Bridge Avenue
Red Bank, NJ 07701

October 1, 2020

RE: **Freshwater Wetlands Letter of Interpretation: Line Verification**
File No.: 1342-19-0007.1
Activity Number: FWW190001
Applicant: Roger Mumford
Block(s) and Lot(s): 124 / 31
Rumson Borough, Monmouth County

Dear Mr. Mumford:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on March 19, 2020, the **Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "WETLANDS & TOPOGRAPHIC SURVEY PLAN PREPARED FOR LOT 31, BLOCK 124, SITUATED IN THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY"**, consisting of one (1) sheet, dated July 24, 2019, last revised September 29, 2020, and prepared by French & Parrello Associates, is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP"

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Intermediate: All wetland flag points. **[50 foot wetland buffer]**

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department file number for the letter of interpretation;

2. The approval and expiration date of the letter of interpretation;
3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 777-0454 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Taryn Pittfield of our staff by e-mail at taryn.pittfield@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

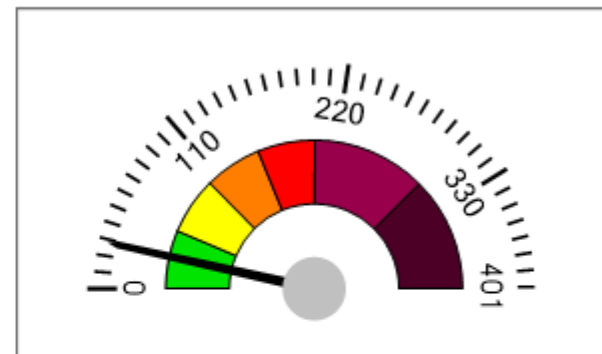
Sincerely,



Ryan J. Anderson, Manager
Division of Land Resource Protection

cc: Municipal Clerk
Municipal Construction Official
Agent (original)

Appendix C
NJDEP Bureau of Air Quality Readings

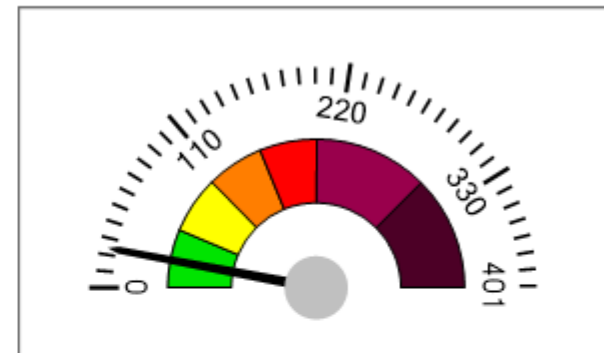

[Download API](#)

Index Value : 28

Pollutants : O3, PM 2.5

Dominant Pollution : O3

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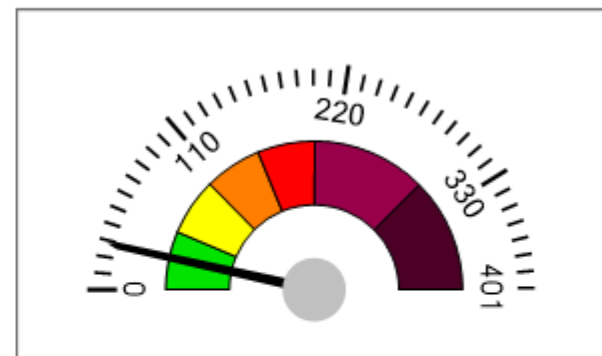
[Download API](#)

Index Value : 24

Pollutants : O3, PM 2.5

Dominant Pollution : O3

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<i>1/25/2021 4:00 PM</i>	<i>0.033</i>			<i>2.6</i>	<i>0.005</i>



[Download API](#)

Index Value : 28

Pollutants : O3, PM 2.5

Dominant Pollution : PM 2.5

<i>Last Received</i>	<i>O3</i>	<i>NO</i>	<i>NOX</i>	<i>PM25</i>	<i>NO2</i>
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Appendix D
Natural Heritage Program Letter



State of New Jersey

MAIL CODE 501-04

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF PARKS & FORESTRY

NEW JERSEY FOREST SERVICE

OFFICE OF NATURAL LANDS MANAGEMENT

P.O. BOX 420

TRENTON, NJ 08625-0420

Tel. (609) 984-1339 Fax (609) 984-0427

PHILIP D. MURPHY

Governor

SHEILA Y. OLIVER

Lt. Governor

CATHERINE R. McCABE

Commissioner

November 17, 2020

Amy Jones
DuBois Environmental Consultants, LLC
190 North Main Street
Manahawkin, NJ 08050

Re: 91 Rumson Road
Block(s) - 124, Lot(s) - 31
Rumson Borough, Monmouth County

Dear Ms. Jones:

Thank you for your data request regarding rare species information for the above referenced project site.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.3) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the topographic map(s) submitted with the Natural Heritage Data Request Form into our Geographic Information System. We do not typically verify that your project bounds are accurate, or check them against other sources.

We have checked the Landscape Project habitat mapping and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping and Biotics Database for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Database was checked for occurrences of rare plant species or ecological communities within ¼ mile of the site. Please refer to Table 2 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented within the immediate vicinity of the site. Detailed reports are provided for all categories coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1 and 2 (attached) to determine if any priority sites are located on or in the immediate vicinity of the site.

A list of rare plant species and ecological communities that have been documented from the county (or counties), referenced above, can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes_2010.pdf.

Beginning May 9, 2017, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.3. If you have questions concerning the wildlife records or wildlife species mentioned in this response, we

NHP File No. 20-4007338-20372

recommend that you visit the interactive web application at the following URL,
<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=0e6a44098c524ed99bf739953cb4d4c7>, or contact the
Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

For additional information regarding any Federally listed plant or animal species, please contact the U.S. Fish & Wildlife
Service, New Jersey Field Office at <http://www.fws.gov/northeast/njfieldoffice/endangered/consultation.html>.

PLEASE SEE 'CAUTIONS AND RESTRICTIONS ON NHP DATA', which can be downloaded from
<http://www.state.nj.us/dep/parksandforests/natural/heritage/newcaution2008.pdf>.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this
data request. Feel free to contact us again regarding any future data requests.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert J. Cartica', with a long horizontal flourish extending to the right.

Robert J. Cartica
Administrator

c: NHP File No. 20-4007338-20372

Table 1: On Site Data Request Search Results (6 Possible Reports)

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites On Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	No	0 pages included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species On the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

**Vernal Pool Habitat on the
Project Site Based on Search of
Landscape Project 3.3**

Vernal Pool Habitat Type

Vernal Pool Habitat ID

Potential vernal habitat area

1663

Total number of records: 1

Table 2: Vicinity Data Request Search Results (6 possible reports)

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Immediate Vicinity of the Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within the Immediate Vicinity	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species In the Immediate Vicinity of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

<p align="center">Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches</p>

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<hr/>								
<i>Aves</i>								
	Black Skimmer	Rynchops niger	Foraging	4	NA	State Endangered	G5	S1B,S1N
	Black-crowned Night-heron	Nycticorax nycticorax	Foraging	3	NA	State Threatened	G5	S2B,S3N
	Common Tern	Sterna hirundo	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Least Tern	Sternula antillarum	Foraging	4	NA	State Endangered	G4	S1B,S1N
	Osprey	Pandion haliaetus	Foraging	3	NA	State Threatened	G5	S2B,S4N
	Osprey	Pandion haliaetus	Nest	3	NA	State Threatened	G5	S2B,S4N

**Vernal Pool Habitat
In the Immediate Vicinity of
Project Site Based on Search of
Landscape Project 3.3**

Vernal Pool Habitat Type

Vernal Pool Habitat ID

Potential vernal habitat area

1663

Total number of records: 1